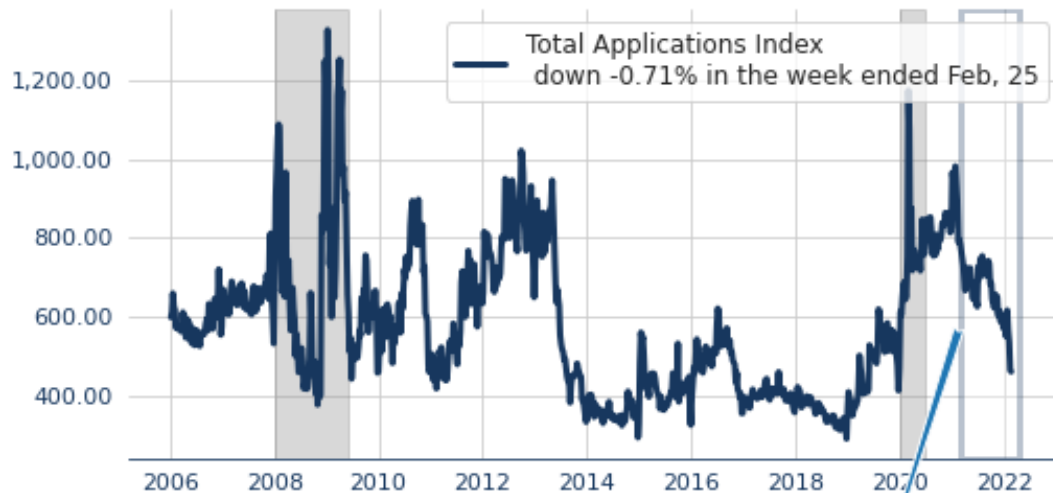


02.Mar.2022

## **Mortgage Apps: Third Week of Declines**

**Bottom Line:** Mortgage applications fell slightly last week, declining for the third week in a row as mortgage rates continued higher. Trends in applications for refinancing and purchases closed February sharply lower. That said, mortgage rates have fallen sharply this week, down 24bps through yesterday, as the Ukraine invasion sent Treasury yields lower, and spreads in the secondary mortgage market held steady. While the geopolitical uncertainty could stall homebuying decisions, purchase activity will bear close watching in the coming week as most potential buyers see notably lower mortgage rates again.

## Total Applications Index



### Recent Trends

Contingent Macro Advisors 2021 source: MBA via Bloomberg



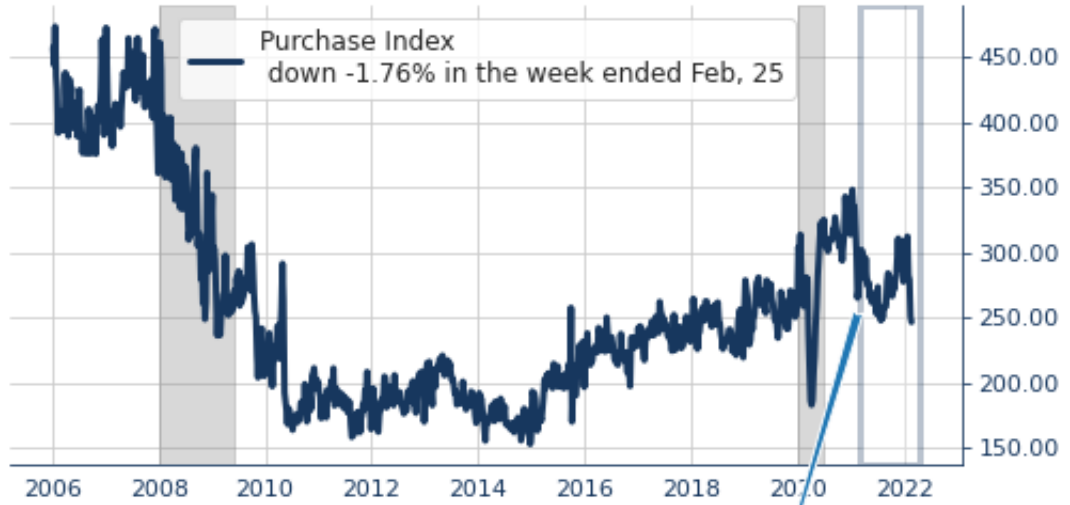
**The MBA Mortgage Application Index** FELL slightly, DOWN -0.7% to 463.0, BELOW the 13-week average of 566.0 and -41.7% BELOW the year-ago level. Non-seasonally adjusted the index was nearly unchanged, UP 0.8%.

**The Purchase Index** FELL -1.8% to 246.0, BELOW the 13-week average of 287.0 and -8.7% BELOW the year-ago level.

**The Refinancing Index** was nearly unchanged, UP 0.5% to 1686.0, BELOW the 13-week average of 2195.0 and -56.2% BELOW the year-ago level.

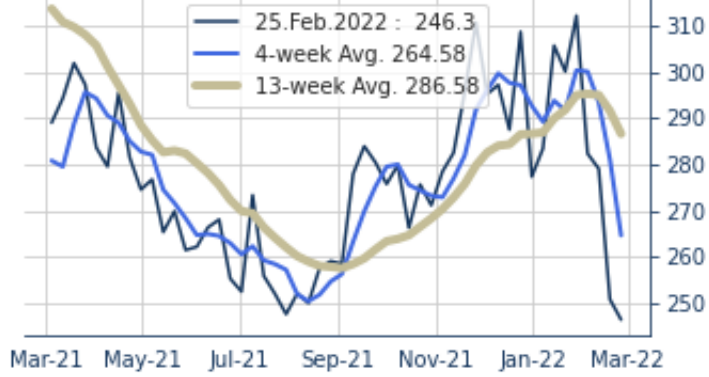
The effective (adjusted for points paid) **30-year mortgage rate** ROSE 8bps to 4.28%, ABOVE the 13-week average of 3.76% and 27bps ABOVE the year-ago level.

# Purchase Index

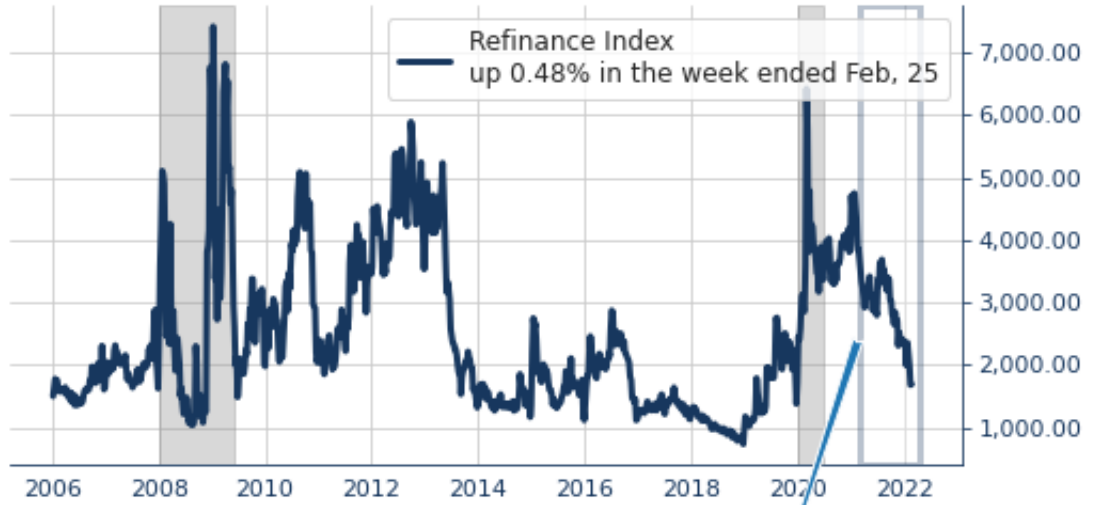


## Recent Trends

Contingent Macro Advisors 2021 source: MBA via Bloomberg



# Refinance Index



## Recent Trends

Contingent Macro Advisors 2021 source: MBA via Bloomberg



# MBA 30-yr Fixed Mortgage Effective Rate

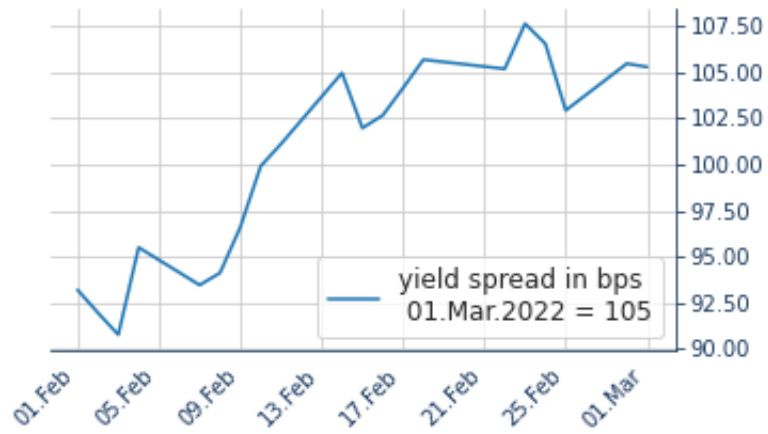


## Recent Trends

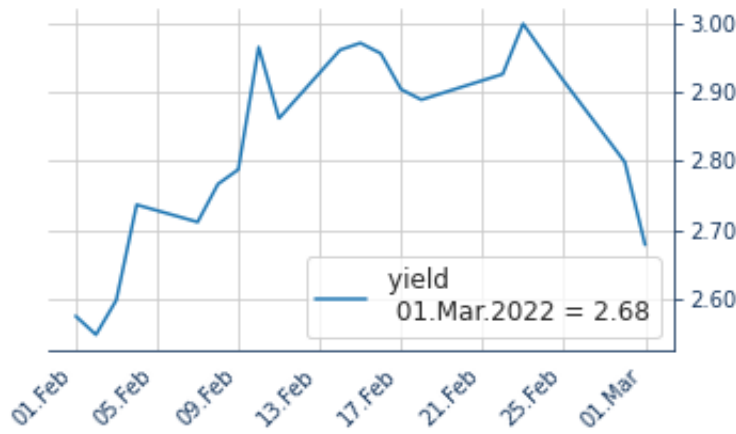
Contingent Macro Advisors 2021 source: MBA via Bloomberg



## MBS Current Coupon spread to Blend of Treasury Yields



### MBS Current Coupon Yield

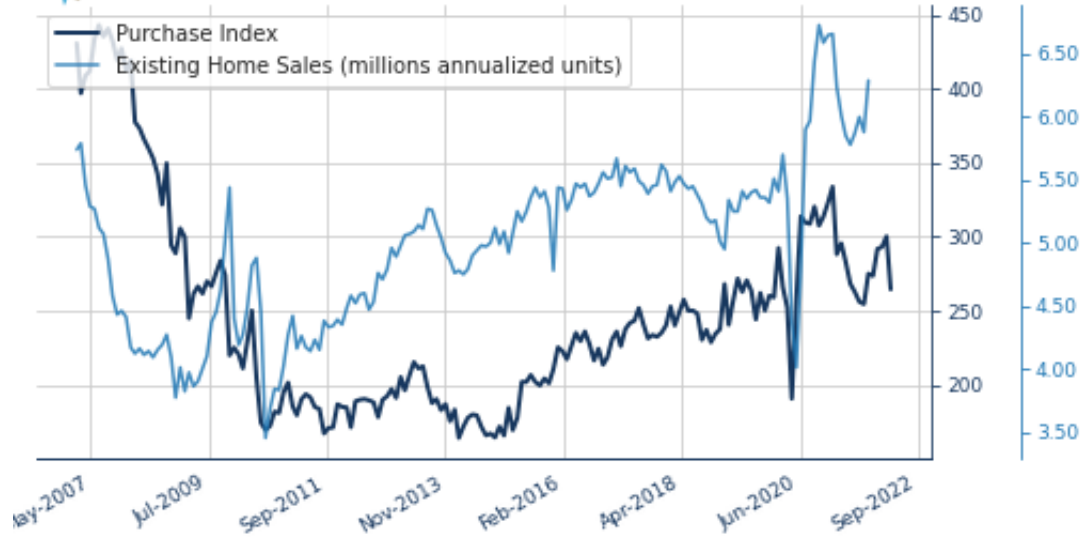


### Mortgage Rates

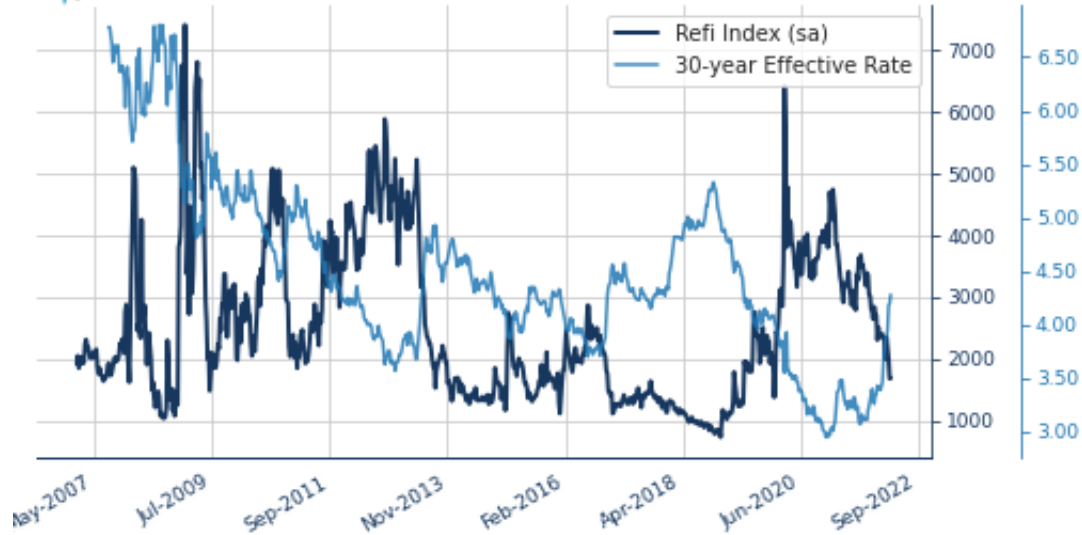




## Purchase Index vs. Existing Home Sales



## Refi Index vs. Mortgage Rate



Weekly MBA Mortgage Application Survey	25.Feb	18.Feb	11.Feb	04.Feb	MTD Avg	Prior Mo. Avg.	13wk. Avg.	52wk. Avg.
<b>Total Applications Index</b>	<b>463.10</b>	<b>466.40</b>	<b>537.00</b>	<b>567.70</b>	<b>508.55</b>	<b>585.95</b>	<b>565.72</b>	<b>663.75</b>
<b>Week % Chg</b>	<b>-0.70</b>	<b>-13.10</b>	<b>-5.40</b>	<b>-8.10</b>				
<b>Total Apps NSA % Chg.</b>	<b>0.83</b>	<b>-11.14</b>	<b>-2.98</b>	<b>-5.57</b>				
Purchase Index	246.30	250.70	279.00	282.30	264.57	300.35	286.58	276.60
Purch. Idx - % Chg.	-1.76	-10.14	-1.17	-9.58				
Refinance Index	1685.70	1677.70	1988.80	2183.50	1883.92	2242.72	2194.92	2910.57
Refi. Idx - % Chg.	0.48	-15.64	-8.92	-7.30				



Ref % Tot	49.90	50.10	52.80	56.20	52.25	59.38	59.09	62.23
MBA 30-yr Fixed Mortgage Effective Rate	4.28	4.20	4.18	3.95	4.15	3.79	3.76	3.39
MBA 30-yr Fixed Points	0.44	0.48	0.45	0.40	0.44	0.43	0.43	0.38
MBA 15-yr Fixed Mortgage Contract Rate	3.47	3.42	3.37	3.16	3.35	2.92	2.93	2.62
MBA 15-yr Fixed Mortgage Effective Rate	3.47	3.42	3.37	3.16	3.35	2.92	2.93	2.62
MBA 15-yr Fixed Points	0.47	0.45	0.50	0.47	0.47	0.39	0.39	0.33
MBA 5-yr ARM Effective Rate	3.44	3.26	3.36	3.13	3.30	3.08	3.02	2.82

source: Mortgage Banker Association via Bloomberg Professional